



Flintstones 3 Swan Street, Fakenham, NR21 9BN

welcome to

Flintstones 3 Swan Street, Fakenham

Exceptional Grade II listed three-bedroom home in central Fakenham, boasting period features throughout, vaulted master bedroom, shaker style kitchen, south-facing garden and outbuildings. Offering privacy and character in a prime location.



Entrance Hall

Stone flooring, exposed beams, cast iron radiator, split staircase and original door to the front.

Utility Room

9' 11" x 6' 4" (3.02m x 1.93m)

Belfast sink, boiler, storage cupboard, cast iron radiator, stone flooring and double glazed wooden window to the front,

Bedroom Two (ground floor)

11' 11" x 8' 4" (3.63m x 2.54m)

Built in wardrobe, cast iron radiator, fire place, carpet flooring and double glazed wooden window to the rear.

Snug / Bedroom Three

13' 5" x 12' 4" (4.09m x 3.76m)

Inglenook fireplace with wood burner, radiator, carpet, wall beams, built in wardrobe, door to rear gardens and double glazed wooden window to the rear.

Shower Room

Suite comprising of unique shower cubicle, WC, wash hand basin. stone flooring, cast iron radiator and double glazed wooden window to the front,

First Floor Landing

Split stair case, wall beams, storage cupboard, copper radiator, carpet, window to the side and leaded window to lounge/diner,

Kitchen

10' 4" x 9' 7" (3.15m x 2.92m)

Kitchen fitted with a range of wall and base units with oak worksurfaces over, electric oven with gas hob and extractor fan/light above, inset double belfast sink, integrated dishwasher, free standing dual American style fridge freezer, feature beams and double glazed wooden window to the front.

Bathroom

Suite comprising of free standing roll top bath, WC, wash hand basin, shaver point, heated towel rail, extractor fan, oak flooring and double glazed wooden window to the front,

Lounge/Dining Room

22' 2" x 12' 1" (6.76m x 3.68m)

First floor lounge/ dining room with stair case leading to bedroom one, two radiators, carpet and two double glazed wooden windows to the rear.

Bedroom One (Second Floor)

22' 5" x 18' 1" (6.83m x 5.51m)

Exposed flint wall with recessed feature arrow slits, exposed brick chimney breast, vaulted ceiling, exposed beams, oak flooring, eaves storage, loft access four Velux windows and window to the side.

Outbuilding

Electric supply, door and window to the front.

Outbuilding Two

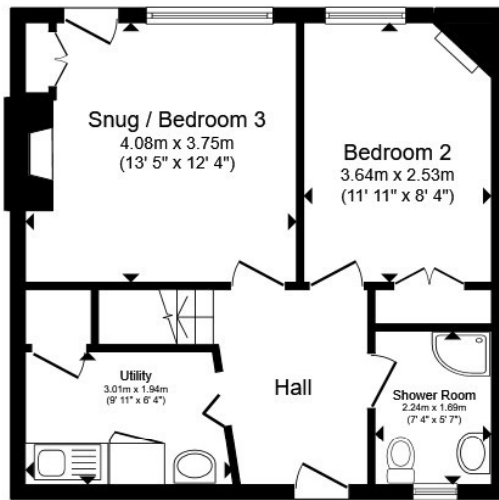
5' 10" x 5' 6" (1.78m x 1.68m)

Door to the side.



view this property online williamhbrown.co.uk/Property/FKM108627

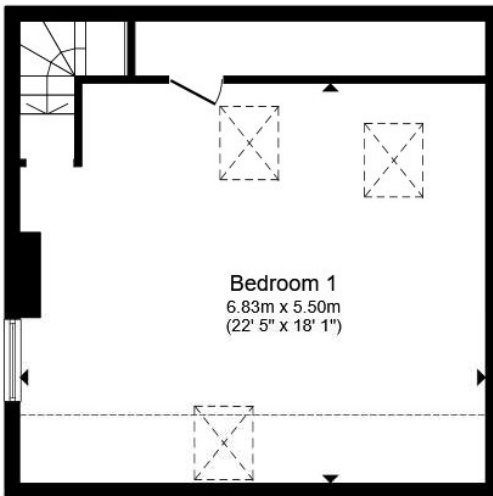




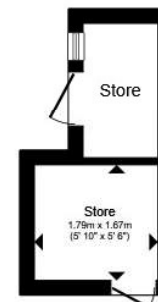
Ground Floor



First Floor



Second Floor



Outbuildings

Total floor area 136.8 m² (1,473 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Flintstones 3 Swan Street, Fakenham

- CHARACTER COTTAGE WITH ORIGINAL FEATURES
- TWO/THREE BEDROOMS, TWO BATHROOMS
- SPACIOUS LOUNGE
- SHAKER STYLE FITTED KITCHEN
- SOUTH FACING GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108627



Property Ref:
FKM108627 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01328 864922



Fakenham@williamhbrown.co.uk



Royal Oak House 18 Oak Street, FAKENHAM,
Norfolk, NR21 9DY



williamhbrown.co.uk